



## Apartment One-bedroom (2+1)

Sold

75.1 m², Prague 6, Veleslavín, Na Okraji





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Total area	81 m²
Floor area*	75 m²
Balcony	6 m²
Parking	Garage parking space included
Garage	Yes
Cellar	Yes
Service price	4 616 CZK monthly
PENB	G
Reference number	33445

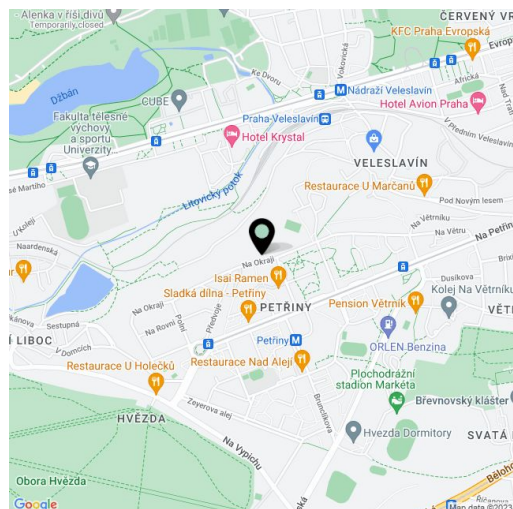
This bright apartment with a south-facing courtyard balcony and garage parking space is located in the popular Areál Hvězda residential complex in the Petřiny district with a full range of services, plenty of greenery, and easy access to the city center.

The apartment is divided into a **sunny living room with a balcony**, a northerly-oriented bedroom, a separate kitchen accessible from the living room and entrance hall, a bathroom (with a bath, toilet, sink, and washing machine), and a guest toilet.

Facilities include **wooden Euro windows**, cork floors, a **Bosch** washing machine, and a kitchen unit. The interior is suitable for modernization. The purchase price includes a **garage parking space and a cellar**. The building with an elevator has well-maintained common areas; residents have access to a enclosed courtyard with greenery.

The apartment is located right next to a cafe, only a 3-minute walk from the Petřiny metro station and tram stop, a supermarket, and other shops. The area is surrounded by large green spaces: the **Hvězda Game Reserve**, the wooded hillside above **Libocký Pond**, and **Ladronka Park**. The area is ideal for hiking, cycling, or walking your pets. The airport is easily accessible by car as well as by a direct bus connection.

Interior 75.1 m², balcony 6.1 m², cellar 2.7 m².



\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.